

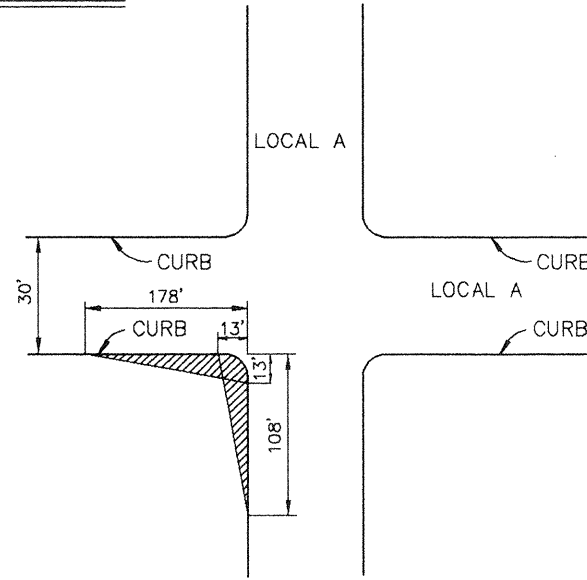
LOCATION MAP

- 135 RESIDENTIAL UNITS
- TOTAL ACREAGE 37.21 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
- LOT 1, BLOCK 1 IS A PRIVATE STREET.
- LOT 38, BLOCK 1 IS AN OPEN SPACE / RECREATION AREA.

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

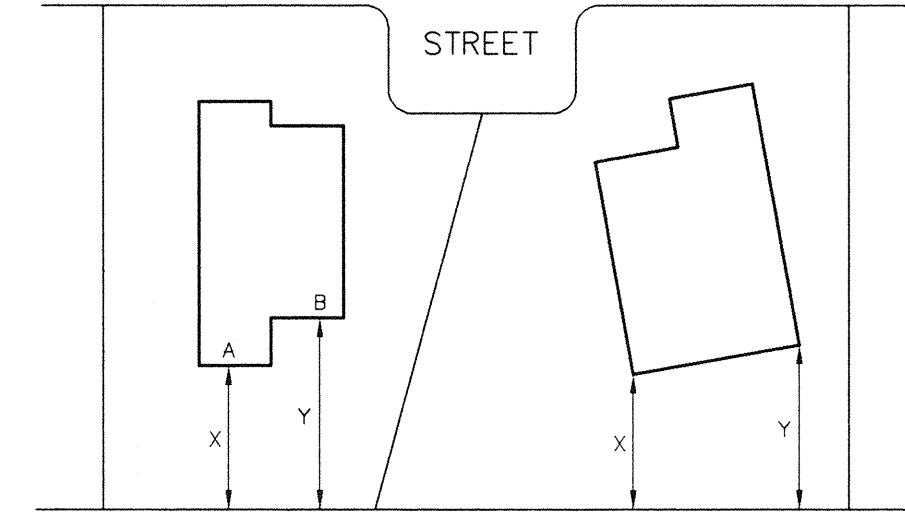
$L=13 \text{ (ISD)} / (13 + [W/2] + K_A) - 4 = 108 \text{ FT.}$
 $R=0.65 \text{ (ISD)} - (W/2 + K_D) = 178 \text{ FT.}$
 $ISD=300 \text{ FT. } W=30 \text{ FT. } K_A=7 \text{ } K_D=2$



NOTES:

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
3. ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL GAS, TELEPHONE, AND CABLE T.V. EASEMENTS.

REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS



M.H.D. $\frac{(A)(X) + (B)(Y)}{A+B} = 15'$ M.H.D. $\frac{X+Y}{2} = 15'$
 $X = 10'$ MINIMUM

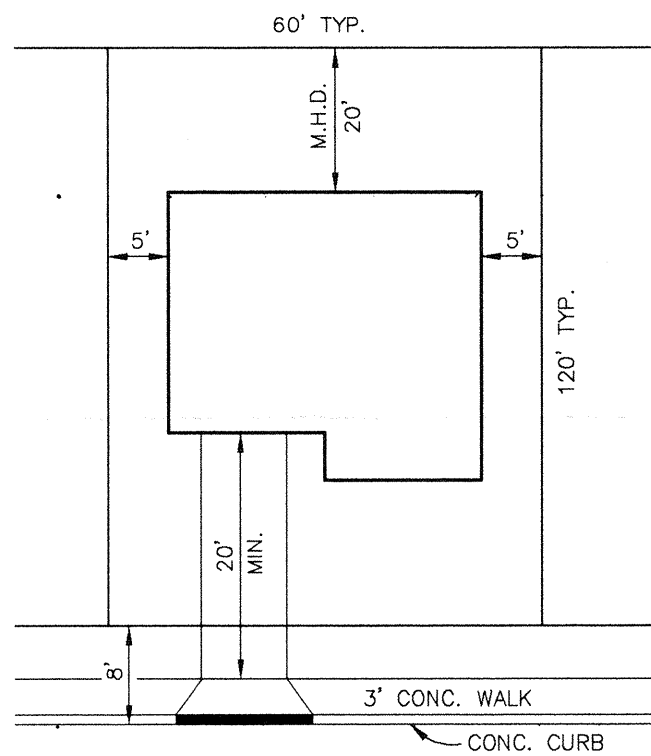
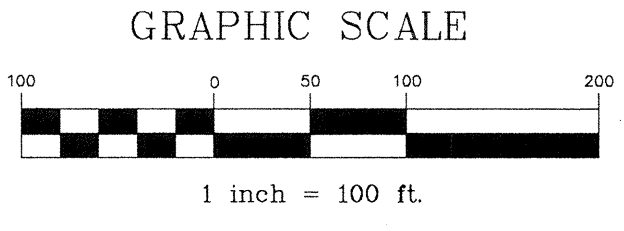
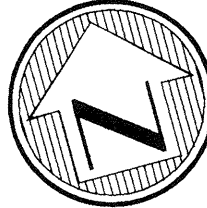
MEAN HORIZONTAL DISTANCE
NOT TO SCALE

#98-009

APPROVED
PLANNED UNIT DEVELOPMENT

Planning Commission
City of San Antonio
Chairman *Michael E. S. Smith* 4-8-98
Secretary *John P. Smith* Date: _____

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N.C.S. INFORMATION DIVISION



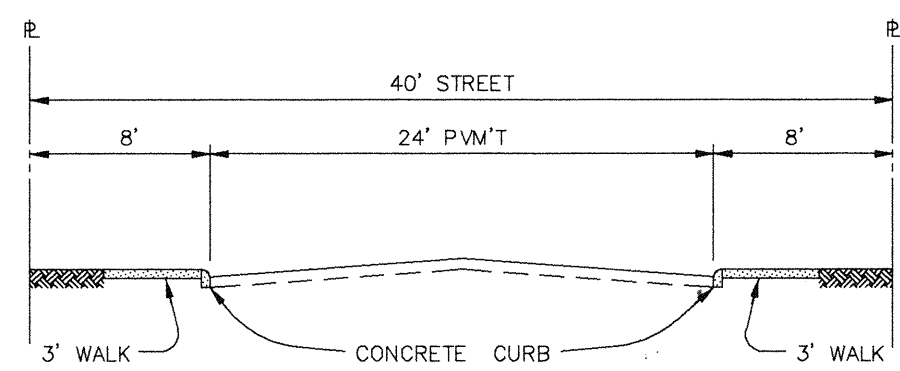
TYPICAL LOT
NOT TO SCALE

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	=	P1 - R1, ERZD
MAXIMUM DENSITY ALLOWED	=	8 UNITS PER ACRE
PROPOSED DENSITY	=	3.63 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	=	35%
PROPOSED PERCENTAGE OF OPEN SPACE	=	70%
TOTAL SPACE OCCUPIED SPACE	=	37.21 ACRES

3.95 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
1.05 ACRES	DRIVEWAYS (17' X 20')
6.20 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 2000 SF)
11.20 ACRES	TOTAL

NET OPEN SPACE = 26.01 ACRES
OPEN SPACE RATIO = 0.70



TYPICAL STREET SECTION
NOT TO SCALE

ENVIRONMENTAL RECOMMENDATIONS

The following are recommendations addressing the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

1. Prior to the release of any building permits for additional developments, the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System:
 - A. A Water Pollution Abatement Plan shall be submitted for each particular development/use within the area being considered for re-zoning;
 - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas;
 - C. A letter from the Texas Natural Resource Conservation Commission approving each Water Pollution Abatement Plan;
 - D. A copy of the approved Water Pollution Abatement Plan.
2. The land uses within the commercial zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring special City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as prohibited, that land use will not be permitted on that site.
3. All stormwater run-off from the commercial site shall be directed to a stormwater abatement system which shall be approved by the Aquifer Studies Division of the San Antonio Water System prior to the release of building permits.
4. The owner/operator of each commercial site shall carry out four (4) sampling events of stormwater runoff through the approved pollution abatement structure on an annual basis. Both the influent and effluent at the approved pollution abatement structure shall be tested for Total Recoverable Petroleum Hydrocarbons (TRPH) by EPA Method 418.1 and Total Suspended Solids (TSS) by EPA Method 160.2 and the sampling events shall be at least four (4) weeks apart. Depending on the final landscape design and amount of landscaping for the development, testing for Total Phosphorus (TP) by EPA Method 365.4 may be required at the discretion of the Aquifer Studies Division staff. Should the methodology listed for each analysis change, the owner/operator shall use the most current EPA accepted methodology. Aquifer Studies Division staff shall be notified prior to sample collection and analytical tests results shall be provided to San Antonio Water System Aquifer Studies Division.

5. Landscaped areas shall be sensitive to minimizing water needs (i.e. use of native plants). The owner/operator of this development and each purchaser or occupant of an individual lot within this development shall be informed in writing about best management practices of pesticide and fertilizer application, Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by recognized authorities such as the Soil Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, etc. shall be used.
6. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
7. The City of San Antonio shall inspect all future construction of service laterals and sewer mains for proper construction according to State and City Regulations and Code.
8. If any solution openings, caves, sinkholes, or wells are found during the excavation or construction, or blasting, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3096 and the Aquifer Studies Division of the San Antonio Water System at (210) 704-7392.
9. The Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after completion of the project.

DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
1431 GREENWAY DRIVE, SUITE 700
DALLAS, TEXAS 75038
PHONE: (972) 518-0177

"A PLANNED UNIT DEVELOPMENT"

P.U.D. PLAN

for

REDLAND SUBDIVISION



W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 341-5351

REVISIONS: 1
01/20/98
02/12/98

JOB NO. 46511.00
FILE: _____
DATE: 12/09/97
DESIGN: _____
DRAWN: B.H.
CHECKED: _____
SHEET 1 OF 1